

DCP Engagement Report

Manchester Chateau Development Activities Meeting

Date: 6/17/26	Stakeholders: Manchester Chateau Partnership Alliance
Time: 18:00	
Online: Yes	
App #: BDA-2026-04087	
# of Attendees: 19	
Location: Manchester District 6	
Engage Page Link:	
Attending DCP Staff: Chuck Alcorn	
How did the meeting inform the community about the project/program? What was the intended engagement level for this event? The Housing Authority of the City of Pittsburgh (HACP) gave a presentation about the work planned for the 1529 Sedgewick property. The plans to replace the 23 existing windows were explained since it is infeasible to repair and repaint the windows. To balance budget and aesthetics, the community was walked through a clever installation plan. The contractor will install square windows into a squared-off interior hole, leaving the exterior curved brickwork and trim untouched so the historic facade remains intact from the street. The new windows will significantly lower utility costs for those living in the units.	
Questions & Comments from Attendees, DCP Responses: Question: Did you ask Pella if they would make the correct arched profile before ordering stock windows that are square? Response: Yes, but custom arched windows would cost between \$11,000 and \$13,000 per window, compared to the \$7,000 cost of the current specification. This massive price increase was cost-prohibitive and would have forced the Housing Authority to sacrifice needed renovations on other properties. Question: Are there any other significant changes to the exterior? Response: No major changes. The team is simply repointing the brick, painting the sills and window frames to match the existing colors, and refurbishing the front doors to the entryways. Question: Do you have pictures showing what it will look like post-installation with square windows in curved frames? Response: Not currently. The presenter reiterated that the exterior trim and curved brickwork will remain untouched, so it should look identical from the street. However, it was agreed that creating a better visuals would be good to help the Historic Review Commission understand the plan. Question: Did you get quotes for how much rehabilitating the windows would cost, or consider rehabbing the highly visible ones while replacing the others? Response: The team did not deeply explore the cost of rehabilitation, but the presenter committed to getting those numbers from the design team before meeting with the HRC. Regarding mixing old and new windows, the contractor strongly advised against it, noting that having uniform windows looks more aesthetically pleasing than a mismatched facade.	
If this meeting was a DAM, What is the Proposed Project's name? 1529 Sedgewick Address? 1529 Sedgewick Parcel? 22-L-141 Is this DAM associated with other Public Meetings? hrc	
What was the community's general sentiment towards the proposed project? Those who attended thanked the presenter for the detailed information. Some follow ups that were suggested was to supply better visual mockups, prepare detailed cost breakdown between the options, and provide more details on the look of the window shape.	



MCDAM+Presentation+Materials+-+Window+Replacement+1529+Sedgwick+-+MR+(2026.6.17).pdf